



**Special Real Property Committee Meeting
10:00am, Thursday, October 20, 2022
1207 Palm Boulevard, Isle of Palms, SC**

MINUTES

1. Call to Order

Present: Council members Miars, Popson, and Streetman

Staff Present: Administrator Fragoso, Director Kerr, Attorney Brian Kitz

Also present: Dave and Chrissy Lorenz, Jon Bushnell, Dan Slotchiver, Matt Cline

2. Citizen's Comments – none

3. Purpose

A. Discussion of parking layout options for the intracoastal side of the marina to eliminate shared parking area and establish City and greenspace area and consolidate/expand Islander 71's exclusive parking lot

Matt Cline of Cline Engineering detailed the iterations and options for different parking lot designs for the intracoastal side of the marina. Administrator Fragoso said Mr. Cline is the same engineer who was hired by Mr. Schuler, the new marina operator, to reconfigure the side of the parking lot covered in his lease. She said this is a unique opportunity to redesign the lot to meet everyone's needs, and she seeks guidance from the Committee on what the City would like to see in the lot.

Option C has 105 car parking spaces and 25 golf cart parking spaces for the restaurant and 27 car, 9 golf cart, and 10 trailer parking spaces for the City.

Option E has 116 car parking spaces and no golf cart parking for the restaurant and 25 car, 5 trailer, and 5 golf cart parking spaces for the City.

Neither option includes the potential parking spaces along 41st Avenue that may come as a result of the drainage project planned for that area. Both options protect the landing area of the public dock.

Mr. Cline said he prefers Option E for access and safety reasons as well as the additional maneuverability. The restaurant tenants also prefer Option E as they believe it makes the most efficient use of the space and allows for an area where employees can double stack their cars. Mr. Bushnell said that since there is no public transportation to the marina and none of their employees live on the island, they need as much parking space as possible for them. Option E

also allows for 20' of greenspace for the length of the intracoastal and specific defined resident-controlled parking spots.

Council Member Popson said he prefers Option C because the restaurant and resident parking areas are split and it allows for more boat trailer parking. Mr. Bushnell said that Option C does not allow them to segregate employee parking and provides for less parking spaces at night.

Council Member Miars noted that Option E provides for 5 trailer parking spaces, which is 5 more than is down there now.

Director Kerr spoke to the zoning compliance. The restaurant and the parking layout for the restaurant predate the requirements of the zoning code. So from a zoning standpoint, the City views the "restaurant and the spaces that were built when the restaurant was built as being a legal, non-conforming but compliant" area. He said the formula determining the required number of spaces for a restaurant that size dictates the restaurant should have 102 spaces.

Further detailed explanation of zoning code requirements and the needs of the restaurant went on between Administrator Fragoso, Director Kerr, and Mr. Bushnell. The possibility of shuttling employees was also discussed. Administrator Fragoso pointed out that making parking difficult for employees could be the difference between someone deciding to work at Islander 71 or not.

Council Member Streetman believes Option C is a good compromise to start with and that shuttling could be an option during the high season.

MOTION: Council Member Streetman made a motion to recommend Option C to City Council and have Mr. Cline bring another option with him to next week's City Council meeting. Council Member Popson seconded the motion.

Mr. Dan Slotchiver, attorney for Marker 116, said, "I appreciate your comments about Option C. One of the things that has not been to the Islander is that it just does not work for the restaurant. We are in a position where we are trying to figure out something that works better for the City. The whole idea about switching the parking from the old Tidal Wave lot, which is the employee parking lot that Islander has now, and it has it under contract until the expiration of their lease. And switching that in some capacity with the shared parking and at that point giving up all rights to the shared parking, that was an idea that the Islander had because they thought it would benefit the City. It would give them a parking lot next to the dock, and at the same time, it would allow the restaurant a consolidated parking lot, which they could then spend money on to fix up and to organize in a manner that would put them in as good a position as they are now. The problem with Option C is that it does not put them in as good an option as they have right now. For example, shuttling employees back and forth. If they have to shuttle employees, the concern is they are going to lose employees. We have beach traffic, and right now, they have ample parking at the restaurant. As we sit here today, if we do nothing, they have the employee parking lot. They have got the restaurant parking lot, and in between is the shared parking, which they have the right to share. And because of what has happened with the marina, they have ample parking to survive right now if they do nothing. The City wants to provide to the residents, and all of the Islander owners are residents, they want to provide to the residents parking that allows them to

park next to the docks. But it has to make sense to the restaurant, and it does not make sense if it is going to put the Islander in a worse position than it is in right now. So the idea in coming here today and listening the presentation that Mr. Cline gave is to see if we could proceed under the mechanism that makes sense for the restaurant, or if we can come up with another plan, a plan that would afford them an isolated parking where they could put their employees in and have all of the restaurant customers in. Because one thing we know for sure, once they give the right to shared parking, there is no more parking out there. The marina has its shared parking. The City, we anticipate, is going to designate parking to the residents, which the residents have never had before. They have always wanted it, but they have never had it. The idea is to give the residents that piece of parking that they don't have, and at the same time make sure that the restaurant is not going to get hurt." Mr. Slotchiver asked the Committee to reconsider Option E.

Administrator Fragoso said it would be helpful to give Mr. Cline some guidance on what the City will accept in another option, specifically numbers of spaces for each type of parking.

Council Member Miars said the City cannot force the Islander to change the parking lot to Option C. She believes the only positive in Option C over Option E is the larger number of trailer parking spots. She said, "E gives us more safety, less liability for the City, better ingress, egress for the trucks, better employee parking, better for the restaurant. Five trailer parking spots is what we are talking about that we never had a single one."

Mr. Cline said that any other option would be an extension of Option E because all he would be doing is adding trailer parking spaces.

Council Member Popson said he likes the separate entrances of Option C, but he is open to looking at other options. He said he wants to get the most for the residents in the lot.

VOTE: A vote was taken as follows:

Ayes: Popson, Streetman

Nays: Miars

The motion passed 2-1.

B. Discussion of proposed amendment to Islander 71's lease received by restaurant tenant Marker 116

Mr. Lorenz said he would like to have the lease amended to allow for the restaurant to have exclusivity for liquor by the drink.

Council Member Streetman asked if this affects the marina lease in anyway. Administrator Fragoso said that Mr. Schuler's lease limits him to beer and wine only.

Mr. Kitz said, "With respect to alcohol sales, the marina store lease as amended, as it will be amended, allows for the sale of beer and wine for onsite consumption, does not allow for the sale of liquor."

MOTION: Council Member Miars made a motion to recommend to City Council that the City's legal team develop an amendment to the Islander 71/Marker 116 lease that

includes exclusivity of liquor by the drink. Council Member Pospon seconded the motion. The motion passed unanimously.

4. Adjournment

Council Member Miars made a motion to adjourn, and Council Member Popson seconded the motion. The meeting was adjourned at 11:45am.

Respectfully submitted,

Nicole DeNeane
City Clerk